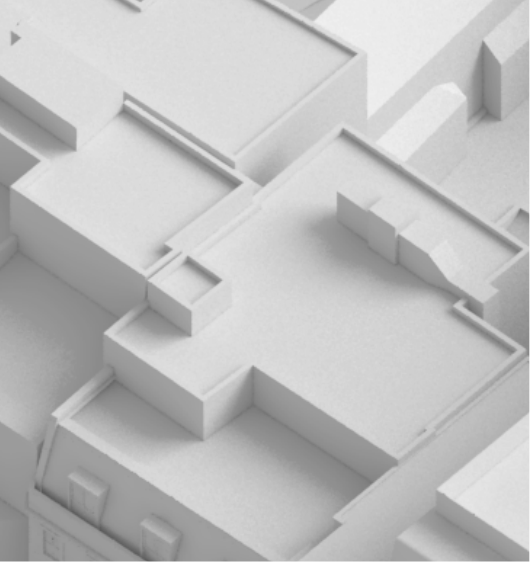

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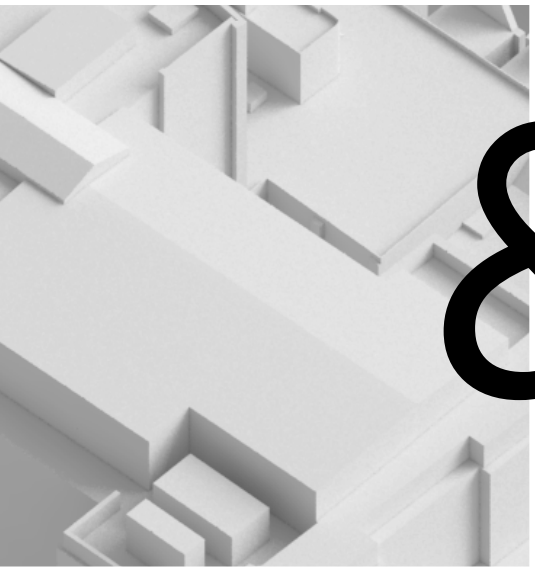

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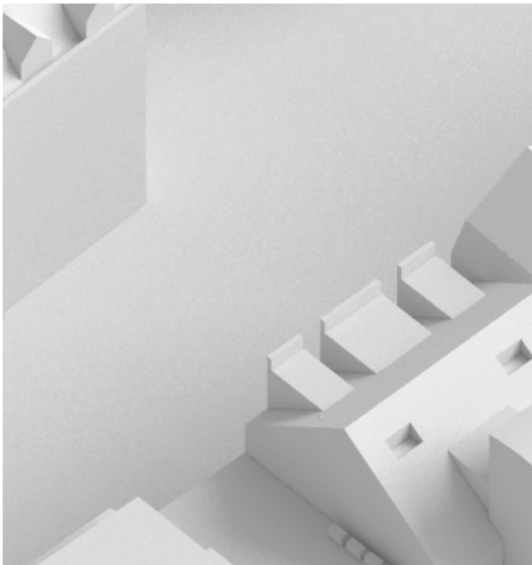


Who We Are

Spratley & Partners are an approachable team of architects, with a reputation for maximising the potential of people, design, planning and return on investment. Youthful and dynamic designers, we exercise smart thinking, strong commercial knowledge and work hard to deliver without compromise, forming enduring relationships with our clients by working without ego, listening and adapting our thinking accordingly.

Sustainability is at the core of our practice and our retrofit-first approach means we are able to bring new life to renovations and make clever interventions to period properties. New builds are designed with a tangible sense of identity and our projects provide record rental returns, utilise pioneering innovation and win national acclaim.

With offices in Henley-on-Thames and Bristol, we work predominantly in London, the South East and South West, across a broad range of projects from private homes, boutique hotels and country estates to business parks, research labs and elite universities.

Estates & Masterplanning

Our estates work includes property preservation, development and strategic works that diversify and enhance value and use. Our approach is to question and draw out the opportunities – reusing where possible, bringing derelict sites back into use, making clever adaptations or reimagining entire sites to find the best results and generate new income.

We collaborate with our partners to deliver projects that are sustainable, commercially successful and that create a sense of place and belonging. We consider the buildings, the spaces between and the historical and socio-economic context to create vibrant communities that support the ongoing maintenance and custodianship of the land.

Culden Faw Estate
Oxon

Heckfield Place Estate
Hants

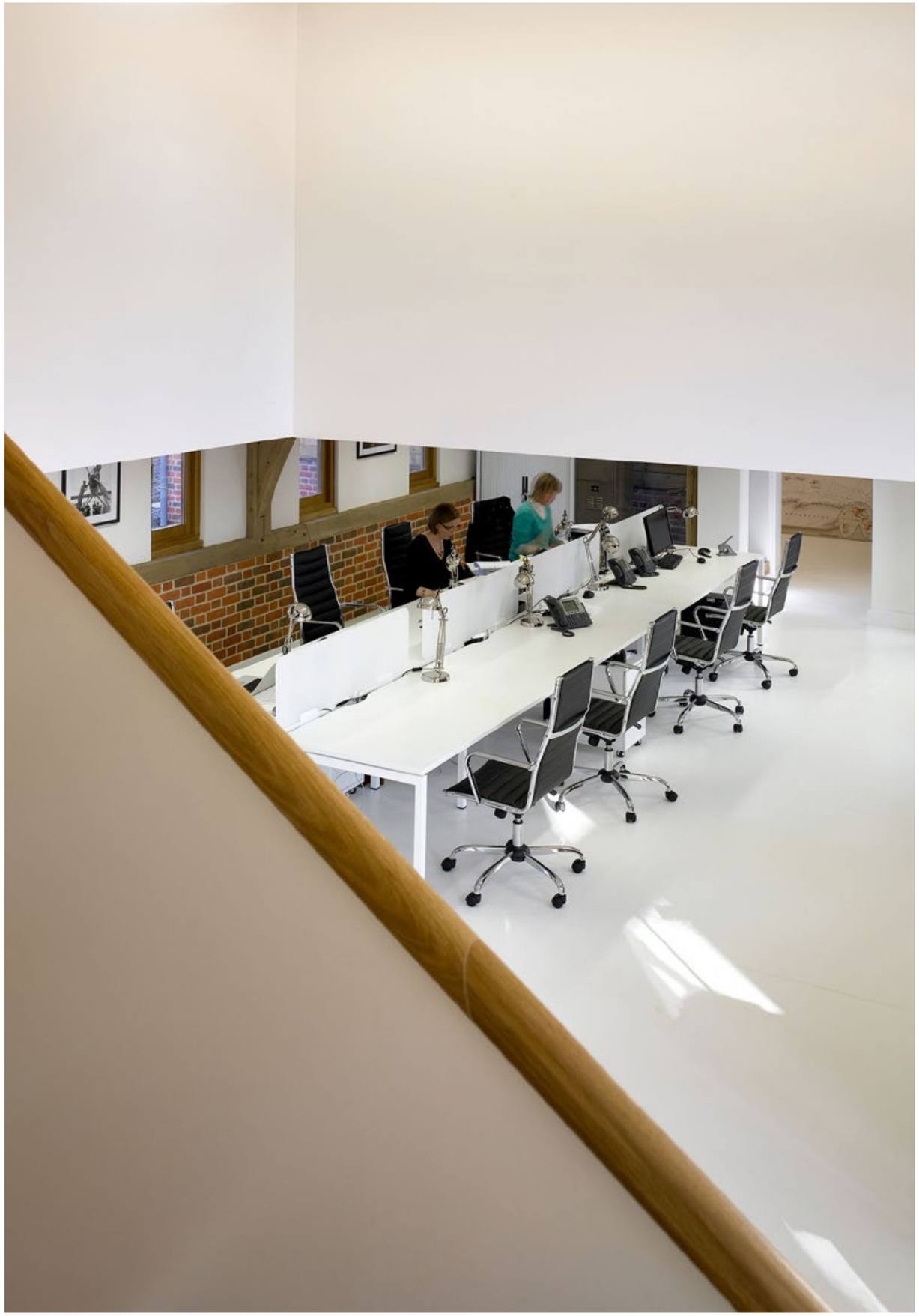
Phillimore Estate
Oxon

Croxley Business Park
Watford

Friar Street & Station road
Berks

London Oxford Airport
Oxon

Culden Faw Estate
Oxon



Heckfield Place Estate

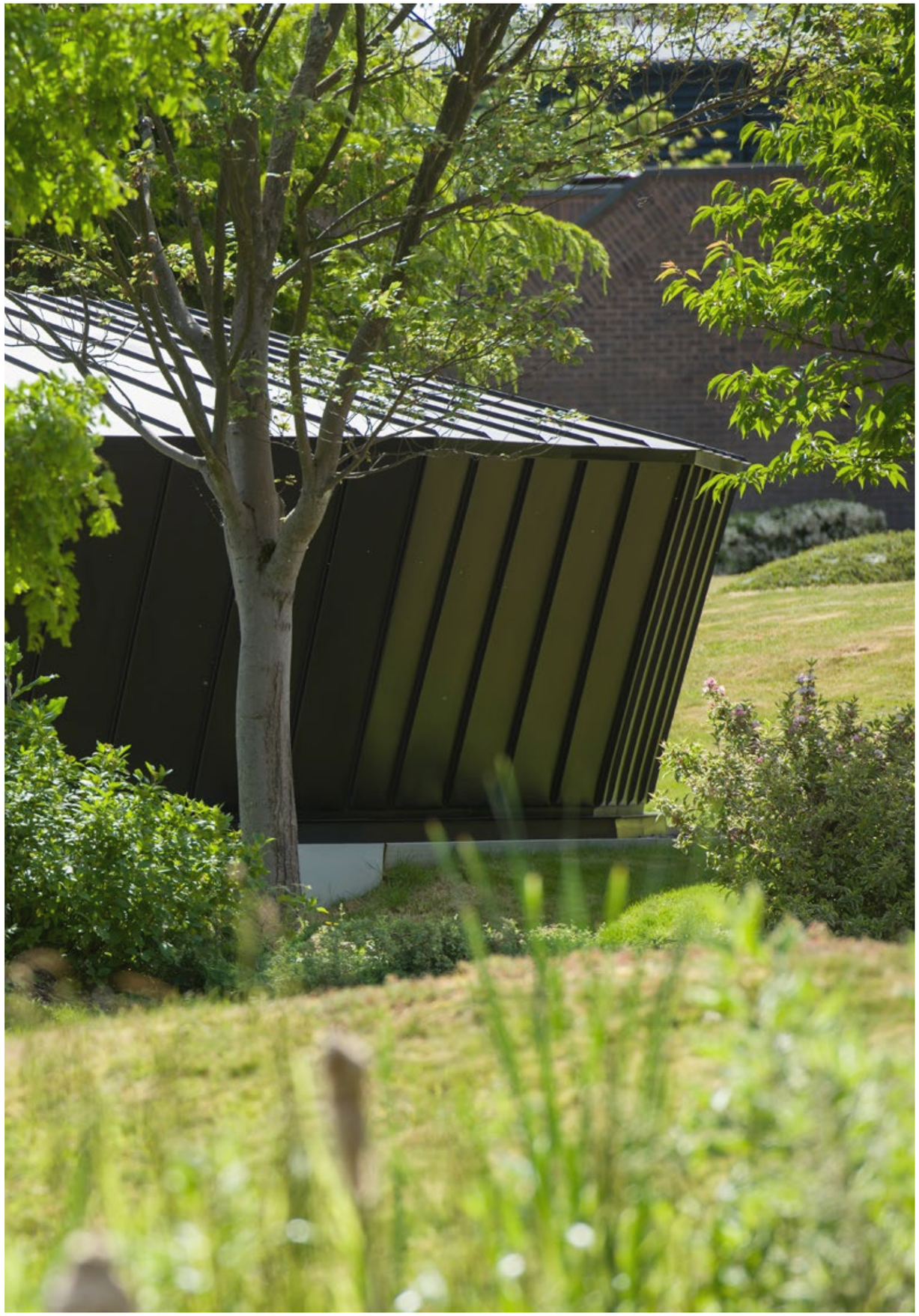
Hants

N
TO READING
BIRCHEN COPSE
GOOSEY
FAR MILL FIELD
NEAR MILL FIELD
MIDDLE FIELD
MARK'S WOOD
BENFIELD COPSE
ORCHARD & HIVES
MARKET GARDEN
HOME PADDOCKS
HOME FARM
LODGE FIELD
DIP FIELD
TO BRAMSHILL FOREST
COMFREY WOOD
WHITEWATER RIVER
SPRINGWATER
NEAR RIVER MEADOW
PILL BOX
HIDDEN MEADOW
HATCHGATE
PUMP FIELD
PUMP HOUSE
TOP THUMPER
BIG THUMPER
HECKFIELD HEATH
PLEASURE GARDENS
LOWER LAKE
UPPER LAKE
FAR RIVER MEADOW
WIGGINS
STALKEY
CHURCH LODGE COTTAGE
WOODLAND PARKING
THE HOUSE
THE WOODLANDS
WIGGINS COPSE
SUMMER HOUSE
ICE HOUSE
TO BRAMSHILL
LAKE WALK
WOODLAND WALK
BRAMSHILL FOREST WALK
100M

Phillimore Estate
Oxon

Croxley Business Park
Watford

Café



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